

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Horatio Chapin House

and/or common Chapin-Rice House

2. Location

street & number 601 Park Avenue ___ not for publication

city, town South Bend ___ vicinity of congressional district 3rd

state Indiana code 018 county St. Joseph code 141

3. Classification

Category ___ district <input checked="" type="checkbox"/> building(s) ___ structure ___ site ___ object	Ownership ___ public <input checked="" type="checkbox"/> private ___ both Public Acquisition ___ in process ___ being considered	Status <input checked="" type="checkbox"/> occupied ___ unoccupied ___ work in progress Accessible ___ yes: restricted ___ yes: unrestricted <input checked="" type="checkbox"/> no	Present Use ___ agriculture ___ commercial ___ educational ___ entertainment ___ government ___ industrial ___ military	___ museum ___ park <input checked="" type="checkbox"/> private residence ___ religious ___ scientific ___ transportation ___ other:
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4. Owner of Property

name Mr. & Mrs. Douglas Rice

street & number 601 Park Avenue

city, town South Bend ___ vicinity of state Indiana 46616

5. Location of Legal Description

courthouse, registry of deeds, etc. County/City Building

street & number 227 West Jefferson Blvd.

city, town South Bend state Indiana 46601

6. Representation in Existing Surveys

title Indiana Historic Sites and Structures Inventory has this property been determined eligible? ___ yes no

date 1979 ___ federal state ___ county ___ local

depository for survey records Indiana Department of Natural Resources
Division of Historic Preservation

city, town Indianapolis state Indiana

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date <u>1891</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The oldest house in the Park Avenue-Navarre Street neighborhood, the Chapin- Rice house is an outstanding example of Gothic Revival architecture influenced by Andrew Jackson Downing. Its prominent steeply-pitched gables, paired arched and lancet windows, together with its vertical board and batten siding, and delicately framed porches make it one of the stylistically most significant houses in South Bend.

The house is cross-shaped in plan with a kitchen wing and a unique glass-enclosed carport on the west side. There are three floors plus a basement, thirteen rooms in all, and five fireplaces. High ceilings throughout the house, 12 feet on the first floor, 10 feet on the second, and an 11 foot gabled ceiling on the third make the house proportionally much larger than the more modest Neo-Jacobean and Queen Anne houses around it.

The first and second floors are planned around an 8 foot wide center hallway running the full length of the house. This center hallway on the first floor opens into the parlor and stairway to the south and the library and dining room to the north. From the entrance vestibule at the east, the hallway leads to the sitting room and kitchen at the west end of the house. The second floor has four bedrooms, two on either side of the hallway, plus two smaller bedrooms above the kitchen wing. The long, elegantly curved open stairway leads from the first floor to the third, which is a large gabled space now used as an apartment.

The entrance vestibule is reached through a pair of carved wooden doors with an arched transom above. A porch with paired octagonal columns supporting an entablature with diagonal braces marks the entrance. A second, larger porch with single octagonal columns is located on the south side of the house and is attached to the carport.

Originally clad from top to bottom with vertical board and batten siding, the first floor of the house is now clad with Queen Anne style clapboard, shingle, and check-board patterned siding. The current owner, in restoring the house to its original appearance, is removing this patterned siding and is restoring the original boards and battens. The house will be painted its original fawn and green colors.

Each of the three levels is marked by differently shaped pairs of windows - rectangular on the first, arched on the second, and lancet on the third. All are capped with hood molds and all originally had shutters. The paired narrow double-hung windows on the second and third floors are original while the single double-hung windows on the first floor were added in 1891. These are being replaced with paired windows similar to the original ones.

The steeply pitched gable roof reflects the cross plan of the house. Its eaves contain elaborately carved bargeboard with drip moldings. Crockets located at the gable peaks replace original finials. Built-in gutters, originally placed in the overhangs, have been covered over and asphalt shingles replace original diamond-shaped wood shingles. All of the Gothic styled elements found in the Chapin House were prescribed in Downing's The Architecture of Country Houses.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1857

Builder Architect

Statement of Significance (in one paragraph)

The Chapin-Rice House is one of the most significant Gothic Revival style residences in northern Indiana. It is important because it is one of the few remaining Gothic Revival houses in the state and because it was built by one of South Bend's most prominent business and civic leaders.

The house is included in Peat's Nineteenth Century Houses in Indiana (p. 81) and it is the only such example from the northern part of the state. Its steeply pitched gable roof with bargeboard along the eaves, its arched and pointed windows with hood molds, its vertical board and batten siding and its delicately framed porches, make it a classic example of an Andrew Jackson Downing-inspired Gothic cottage.

The house was built by Horatio Chapin (1803-1871) who came to South Bend in 1831, at a time when the town consisted of only about a dozen log cabins. He was a pioneer settler in the truest sense of the word, having been born in Bernardston, Massachusetts, moving to Detroit, Michigan, in 1822, and finally moving further westward to settle in South Bend. Chapin quickly became an active leader in religious, civic, and business affairs of the city. He first established a Sunday School, then became one of the first members and officers of the newly organized Presbyterian Church, and finally established his first business venture, a small general store, which soon expanded to include a dock and warehouse on the St. Joseph River. He quickly moved into a second business interest when, in 1838, he became the cashier of the South Bend Branch of the State Bank of Indiana, a position he held for the next twenty years.

Chapin began the construction of the house in 1855 after purchasing four lots at the northern edge of the town. When completed in 1857, it was the largest and stylistically the most significant house in South Bend. Built in a large park-like setting, removed from the street, Chapin was able to indulge his interest in botany. He planted the entire area with trees and shrubs, fruit trees and grape arbors, many of which he started as seedlings in the circular glass-enclosed conservatory he built on the east side of the house. Chapin's interest in plants and trees was remarkably similar to that of Downing, who not only wrote A Treatise on the Theory and Practice of Landscape Gardening and The Fruits and Fruit Trees of America, but also ran his own nursery from which many Hudson River Valley estates were landscaped.

Chapin lived in the house only five years, when in 1862, he moved to Chicago to become a manager of the private banking house of Chapin, Wheeler & Company. He retired just two years later, however, and returned to his Gothic residence in South Bend where he remained until his death in 1871.

After Chapin's death various members of the family lived in the house until it was sold in 1888 to Christopher Fassnacht, a prominent local businessman who was president of the Indiana Lumber and Manufacturing Company, and vice-president of the Citizen's National Bank. Known in South Bend primarily for his work as a building

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(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET SIGNIFICANCE ITEM NUMBER 8 PAGE 1

contractor, Fassnacht constructed the Clement Studebaker House, the George Ford House, and the People's Church. After Fassnacht bought the house, he moved it a half block to the east and south of its original location and divided the remaining property into smaller lots. Park Avenue was laid out through the center of the property, with two heavy iron gates built at its entrance from Navarre Street. Fassnacht then built many of the houses still standing there today.

When Fassnacht moved the house, he turned it 90° so that the front facade, which originally faced Navarre (at that time known as Perry Street), now faced Park Avenue. In addition, he remodeled the house, rebuilt the kitchen wing on the west side, and in 1910, added the glass-enclosed carport. He also added the Queen Anne style shingle and clapboard siding on the first level.

Since Fassnacht's death in 1936, subsequent owners, Francis Penner, Leone Willis, and Ruth Von Karowsky maintained the house in various states of repair. It even stood vacant through the 1940's. In 1979 it was purchased by Douglas Rice, a South Bend resident active in historic preservation. Rice had just completed a meticulous restoration of a Second Empire style house dating from 1872 and has undertaken a similar complete restoration of the Chapin House. This rehabilitation project of one of South Bend's most important residences is a model for community preservation.

9. Major Bibliographical References

Downing, Andrew Jackson, The Architecture of Country Houses, (New York, 1969).
 Peat, Wilbur D., Indiana Houses of the Nineteenth Century, (Indianapolis, 1962).
South Bend and the Men Who Made It, Anderson & Cooley, Tribune Printing Co., 1901.
South Bend Tribune Files on Chapin and the Chapin House.
South Bend News Times on Chapin and the Chapin House

10. Geographical Data

Acreege of nominated property Less than one acre

Quadrangle name South Bend West

Quadrangle scale 1:24000

UMT References

A

1	6	5	6	1	9	8	0	4	6	1	4	6	7	0
Zone		Easting				Northing								

B

Zone		Easting				Northing							

C

Zone		Easting				Northing							

D

Zone		Easting				Northing							

E

Zone		Easting				Northing							

F

Zone		Easting				Northing							

G

Zone		Easting				Northing							

H

Zone		Easting				Northing							

Verbal boundary description and justification

Starting at the Intersection of Navarre Street and Park Avenue, 150' west to Chapin Place, 122' north, 136' east to Park Avenue, 123' south to Navarre Street.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title John W. Stamper, Historic Preservation Planner

organization Historic Preservation Commission of South Bend and St. Joseph County date December 8, 1979

street & number Room 1123 County/City Building telephone 219-284-9798

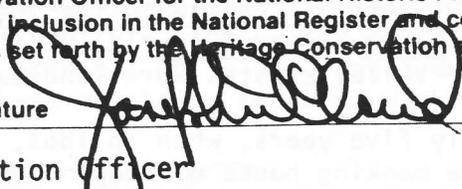
city or town South Bend state Indiana 46601

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 

title State Historic Preservation Officer date 6-6-80

